

2026 Operating Budget		Budget 2026	YTD 2026	Difference	Notes
AUGUST		Revised			
Reserves - Capital UR		\$ 22,400.00	\$17,200.00	5,200.00	
Reserves - Road UR & LR		\$ 8,000.00	\$6,500.00	1,500.00	
Total Reserves		\$30,400.00	\$23,700.00	\$6,700.00	
OPERATING INCOME					
Dues-Upper Ridge (28 units)		\$141,120.00	\$95,760.00	45,360.00	
Dues-Lower Ridge (12 units)		\$7,488.00	\$6,700.00	788.00	
Due From Reserves	9.001	\$36,651.00	\$64,769.00	-28,118.00	60.001/60.009 offset
Roof Assessment	9.002	\$35,280.00	\$30,660.00	4,620.00	60.009 offset
Transfer Fee	9.002	\$25.00	\$0.00	25.00	
Miscellaneous Income	9.003	\$0.00	\$7,610.52	-7,610.52	CD Income
Interest Income	9.005	\$6,500.00	\$3,706.59	2,793.41	
Total Operating Income		\$227,064.00	\$209,206.11	\$17,857.89	
EXPENSE BUDGET					
Building Maintenance Expense					
Painting	10.001	\$12,000.00	\$11,430.95	\$569.05	
Septic	10.002	\$4,000.00	\$1,775.00	\$2,225.00	
Miscellaneous Maintenance Expense	10.003	\$3,500.00	\$2,586.55	\$913.45	
Wells & Well Pumps	10.004	\$2,700.00	\$953.00	\$1,747.00	
Deck Repairs	10.005	\$9,500.00	\$1,310.00	\$8,190.00	
Pavement, Sidewalk & Patio Repairs	10.007	\$13,000.00	\$0.00	\$13,000.00	
Total Building Maintenance		\$44,700.00	\$18,055.50	\$26,644.50	
Landscape Maintenance					
Landscape Improvements	20.001	\$6,100.00	\$3,560.39	\$2,539.61	
Lawn & Landscape Maintenance - UR	20.002	\$30,000.00	\$22,169.76	\$7,830.24	Projected over (\$1,046.08)
Lawn & Landscape Maintenance - Common	20.003	\$5,000.00	\$6,482.86	-\$1,482.86	Projected over (\$3,049.26)
Total Lawn Maintenance		\$41,100.00	\$32,213.01	\$8,886.99	
Snow Removal					
Roads	30.001	\$ 12,000.00	\$7,297.52	\$4,702.48	Projected under \$834.96
Drives and Walks	30.002	\$ 12,000.00	6,902.48	\$5,097.52	Projected under \$1,865.04
Total Snow Management		\$ 24,000.00	14,200.00	\$9,800.00	
Insurance					
Liability	40.001	\$ 28,000.00	\$0.00	\$28,000.00	Projected under \$659.00
Umbrella	40.002	\$ 500.00	\$0.00	\$500.00	Projected under \$266.00
Total Insurance		\$ 28,500.00	\$0.00	\$28,500.00	
Other Expenses					
Trash/Recycling Expense	50.001	\$8,800.00	\$5,843.04	\$2,956.96	
Asphalt Project	60.001	\$0.00	\$26,747.00	-\$26,747.00	
Misc. Repairs/Replacements	60.002	\$0.00	\$2,209.34	-\$2,209.34	Mailboxes/Roof extras
Tax Preparation	60.003	\$200.00	\$175.00	\$25.00	
Bank Charges	60.004	\$200.00	\$132.74	\$67.26	
Board Expenses	60.005	\$183.00	\$32.97	\$150.03	
Due To Reserves	60.006	\$0.00	\$0.00	\$0.00	
Utilities - Electric	60.007	\$4,350.00	\$2,384.76	\$1,965.24	
Taxes	60.008	\$3,100.00	\$2,053.00	\$1,047.00	
Roof/Repair/Replacement	60.009	\$71,931.00	\$73,302.00	-\$1,371.00	
Petty Cash Fund	60.010	\$0.00	\$100.00	-\$100.00	
Total Other Expenses		\$88,764.00	\$112,979.85	-\$24,215.85	
Total Operating Expenses		\$ 227,064.00	\$177,448.36	\$49,615.64	
Total Operating Income From Above		\$ 227,064.00	\$209,206.11	\$17,857.89	
Net Operating Surplus/(Deficit)		\$0.00	\$31,757.75	\$31,757.75	
Monthly Operating Assessment UR:		\$ 420.00			Same as 2025
Monthly Operating Assessment LR:		\$ 52.00			Same as 2025
Annual Condo Building Reserve Assessment UR		\$ 800.00			Same as 2025
Annual Roadway Reserve Assessment LR & UR		\$ 200.00			Same as 2025